

Case # 31-2024

Date Application Filed: 30 October 2024

DECISION OF THE ZONING BOARD OF APPEALS
ON THE REQUEST FOR A SPECIAL PERMIT

Owners/Applicants: Peter & Tenley Callaghan

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At a meeting held remotely via Zoom on Wednesday, 20 November 2024, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 10.1 G of the zoning bylaw to allow the construction of a primary bedroom to an existing residence on a preexisting, nonconforming 1-acre lot at 321 Chappaquiddick Road (Assr. Pcl.34-209) in the R-120 Residential District.

The application was accompanied by a site plan dated 16 October from Vineyard Land Surveying, along with elevations and floor plans – all dated 21 October 2024 by Sullivan & Associates. The Board reviewed the application, the plans, and all other materials and information submitted prior to the close of the public hearing. The Board received and gave due consideration to the testimony given at the public hearing [See Record of Proceedings].

FACTS AND FINDINGS:

1. The only nonconformity is the size of the lot, which is one-acre. A conforming lot in the R-120 Residential District is 3-acres.
2. The lot is located in a subdivision of similarly sized nonconforming lots, all of which have been similarly developed.
3. The proposed addition meets all the required R-120 setbacks and height restrictions.
4. There were no objections to the project from any town boards, departments, abutters, or other members of the public.
5. The total number of bedrooms on the property will remain at three.
6. A small bedroom on the first floor will be converted to office space.
7. The board found the project to be appropriate for the neighborhood and in harmony with the general purpose and intent of the bylaw. The board determined that the project would not have a negative effect on the neighborhood and will not overburden the lot. .

CONDITIONS:

No additional conditions were placed on the permit.

This decision of the Board of Appeals and a record of proceedings are on file in the Zoning Board office and in the office of the Town Clerk, Town Hall under Case No: 31-2024.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 21 November 2024. Appeals, if any, should be made pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws and should be filed within 20 days of the filing of this decision in the office of the Town Clerk.

_____2024

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____